

Before the Board of Zoning Adjustment, D. C.

Application No. 12337, of Howard, Maxine and Alan Bernstein and Joseph Donnelly, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 3104.44. Specifically the applicant seeks permission to continue the operation of a parking lot in the R-5-B District at 1606 Corcoran Street, N. W., Lot 61, Square 179.

HEARING DATE: February 26, 1977

DECISION DATE: February 26, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in an R-5-B Zone District.

2. The subject property is presently operating as a parking facility pursuant to this Board's previous Order No. 10615.

3. The applicant proposes the continuation of a parking facility.

4. The Department of Transportation by report dated February 14, 1977, recommended approval of this application for a period of one (1) year.

5. The Municipal Planning Office by report dated February 23, 1977, recommended conditional approval of this application for a period of four (4) years.

6. Testimony given by applicant at hearing established that the nine (9) parking spaces on the lot are rented to tenants of apartment houses located immediately across the public alley from the lot on 16th Street.

7. The lot is paved with materials forming an all-weather impervious surface and is designed so that no vehicles or part thereof projects over any lot line or building line.

8. No opposition was registered at the public hearing of this application.

CONCLUSIONS OF LAW & OPINION:

The Board is of the opinion that the continuation of this parking facility will not create any dangerous or other-

wise objectionable traffic conditions. The Board concludes that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity,. It is therefore ORDERED that this application is hereby GRANTED for a period of ONE (1) YEAR subject to the following conditions:

a. The low brick wall separating the parking lot from Corcoran Street be repaired.

b. Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscapping shall be maintained in a healthy growing condition and in a neat and orderly appearance.


h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

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VOTE: 4-0 (William F. McIntosh, Richard L. Stanton,  
Lilla Burt Cummings, Esq., and Leonard L.  
McCants, Esq.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:   
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: 3-24-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.